

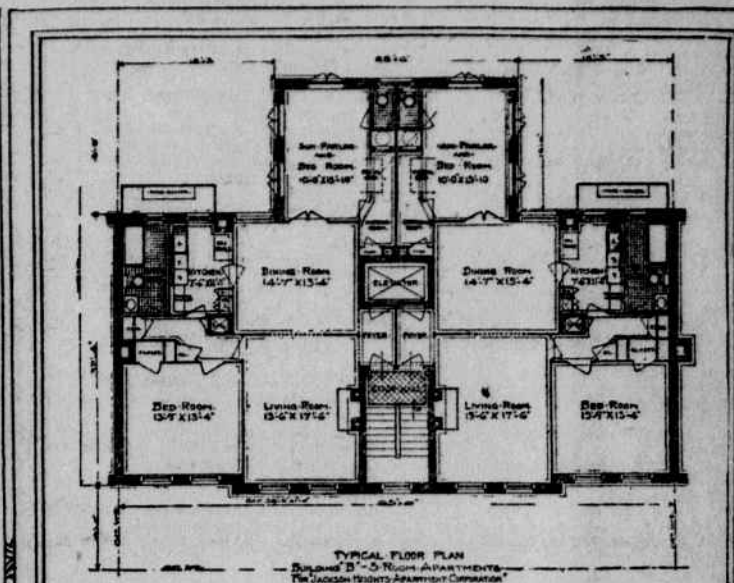
JACKSON HEIGHTS TO HAVE TWENTY-SIX NEW "COOPERATIVES"



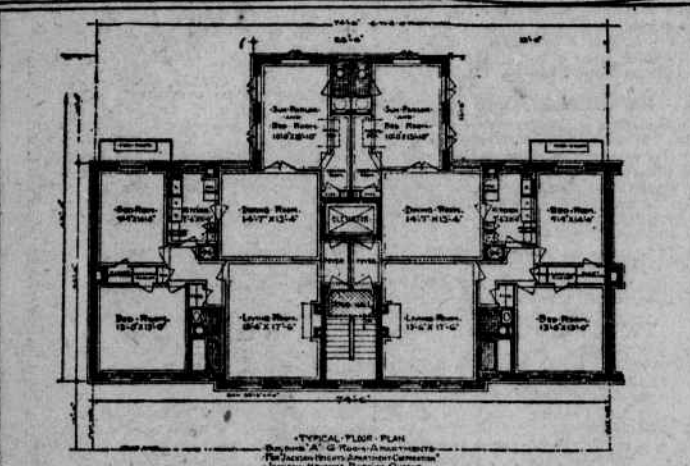
THREE of the FOURTEEN NEW GARDEN ELEVATOR HOUSES on 19th and 20th STREETS, NOW IN THE INITIAL STAGES OF CONSTRUCTION.



ARCHITECTS SKETCH of the GARDEN COURT which GIVES the APARTMENTS THEIR NAME



TYPICAL FLOOR PLAN of ONE of the FIVE-ROOM APARTMENTS.



FLOOR ARRANGEMENT in the FIVE-ROOM APARTMENTS.



PERSPECTIVE of the GROUP of HOUSES PLANNED FOR 22nd and 23rd STREETS.

Huge Apartment Project Expected to Popularize the Use of Automatic Elevators, Widely Favored in Europe, but Chiefly Confined to Expensive Flats and Private Residences in This Country

Three groups of elevator apartment houses, comprising twenty-six buildings of the garden type, are to be erected at Jackson Heights, Queens. These new buildings are the first elevator apartments to be erected at Jackson Heights, where, at the present time, more than 500 apartments, in more than fifty buildings, are cooperatively owned by tenants.

The most important feature of the announcement of this new construction project is the fact that the new buildings are to be erected by Dwight P. Robinson & Co., Inc., which has been prominent in the construction of industrial plants, railroad terminals, power stations, transmission systems, office buildings, hotels, harbor development work, etc., in all parts of North and South America. Dwight P. Robinson & Co., Inc., have now decided to enter the apartment building field, and have selected Jackson Heights as the location of their first operation.

The new houses actually will be erected by a new company, known as the Queensboro Apartments, Inc., which is controlled by the Queensboro Corporation and the Jackson Heights Apartment Corporation.

The plans call for buildings of the four and five story type, to be built around interior gardens, following the general method of construction at Jackson Heights which has made this section unique as an apartment house community.

George H. Wells, architect, who has designed many of the buildings erected at Jackson Heights, planned the new structures. The entire operation comprises 234 apartments of five and six rooms, with one and two baths. An item of special interest in connection with the construction of these buildings is the installation of automatic elevators, which has been for many years in use in Europe and has been installed in apartment buildings in this country and in private residences in Manhattan. This is the first time, however, that the use of automatic elevators has been tried on so large a scale in this section of the country. It is believed that the use of these elevators in the new Jackson Heights apartments will revolutionize the construction of apartment buildings of moderate height, as they give all the advantages of elevator service without the greatly increasing expense of such service required when attendants are employed.

It is proposed upon completion of these buildings, some of which will be ready for occupancy early next spring, to sell the apartments on the tenant ownership plan, which has been so successful at Jackson Heights and which has created there the largest and most select cooperatively owned apartment community in the world. The Jackson Heights plan of tenant ownership differs from any other in that the buildings are 100 per cent. cooperative, the entire equity in each building being owned by the tenant owners.

The three new groups of apartment

FINDS WESTCHESTER PRICES ADVANCING
Broker Says Summer Buyers Are Now Taking Profits.

According to L. Ward Price of Price & Ripley, more than \$1,500,000 worth of property has changed hands in Westchester county during the last month, the bulk of which was made up of moderate priced homes. Mr. Price declares that whereas during the summer period prices took an abnormal drop because many owners were financially pressed, there is now a definite sign of a strengthening in prices and many who bought two months ago are able to take a profit on their investments.

Building prices, Mr. Price declares, are stiffening because of the shortage of skilled labor in many sections. So much building is being projected and actually started, according to Mr. Price, that the chances are that next spring will find prices considerably higher and contractors will be overworked. The demand, the broker finds, centers around the \$20,000 and \$25,000 homes. The most active sections in Westchester, Mr. Ripley says, are Scarsdale, White Plains, Pelham and Roseton.

The following sales were made by Price & Ripley during the past week: In the White Plains section, for Linus Keating, house and plot on Greenacre avenue to a New York attorney; in White Plains, to G. L. Jewett of White Plains, a house held at \$35,000; for Emma Bredow, her residence on Alex and avenue in the Battle Hill section of White Plains, to Andrew M. James of Fairfield Beach, Conn.; for Bertha Fox, a plot in the White Plains Highlands section, to Anna K. Orth of this city, who intends to erect a home; at Gedney Farm, a plot for A. S. Fodde to a client who recently purchased property adjoining; for the Pelham Heights Land Company, a plot corner of Loring and First avenues in the Pelham Heights section, to John Mason and Marie L. Ferris of Mount Vernon.

J. P. DAY HAS FULL AUCTION SCHEDULE

Offerings Include 650 Building Sites in Waterfront Area of Elmhurst, Queens.

Building sites of every description and value in the waterfront section of Elmhurst, Queens, will be sold by Joseph P. Day at absolute auction on the premises on Saturday, October 15, at 2 P. M. The lots, 650 in number, comprise the holdings of the Flushing Bay Building Corporation, which have long been one of the chief barriers to the full development of the new bungalow colony on Flushing Bay, North Beach and Bowers Bay. In spite of the retarding influence of the big estates in the section, however, the upbuilding of the area has begun auspiciously. It is here that W. R. Gibson is completing several blocks of one family dwellings, many of which have been sold from plans.

The underlying value of the waterfront bungalow section of Elmhurst is its easy accessibility from Manhattan, Brooklyn and Long Island City via subway and surface lines. The property begins at Astoria avenue, where it has a frontage extending from Thirty-third street to Junction avenue which passes through the heart of the bungalow section and ends at the Flushing Bay waterfront, where boating, bathing and fishing may be had. It crosses every prominent connecting avenue in this district, including Schurz, Mansfield, Ditmars and Berrian avenues and Wharf street, as well as all the numbered thoroughfares between Thirty-fourth and Forty-third streets and those beyond known as Foote, Dulon, Frigate, Grand, Engine, Davis and Keel streets and Wolcott avenue.

The sale will be held in a large tent at the corner of Schurz avenue and Thirty-eighth street, close to the Junction avenue trolley line and a few blocks north of the Junction avenue station on the Queensborough subway.

This coming Wednesday Mr. Day will sell in the Brooklyn Real Estate Exchange at 3 P. M. ninety-six lots, a dwelling and a commercial greenhouse in the Shore road section of Bay Ridge. The lots are on the Shore road, Narrows avenue, Eighty-sixth and Eighty-seventh streets in the immediate vicinity of the Crescent Athletic Club grounds and a few blocks to the south in Marine avenue, Oliver street, Ninety-second and Ninety-fourth streets. The dwelling is at 8345 Shore road, adjoining the Crescent Club. On the rear of the plot is a two story frame barn.

Ewen Sale to Aid Dumb Animals



SPUYTEN DUUVIL PARKWAY, AFFORDING A GLIMPSE OF THE PROPERTY TO BE SOLD AT THE LEFT.

The auction sale of 162 lots for the Ewen estate, which is to be conducted by Bryan L. Kennelly on Wednesday, October 19, in the Vesey street Exchange marks the breaking down of an important barrier in the development of Riverdale in the west Bronx. It will open to the public a tract of land that has been held intact by the Ewen family for seventy-eight years. The lots adjoin a park which was part of the original Ewen holdings and was given to the city by Eliza M. Ewen, a sister of Louise and Caroline Ewen, for whose estates the sale is to be conducted by order of Charles A. Perkins and Arthur C. Train, attorneys.

The proceeds of the sale will be devoted to homeless and suffering dogs, cats and other animals in this city, Boston, Philadelphia, London, Rome, Naples and Madrid. The estate of Caroline Ewen is to be divided into ten equal shares, to the Humane Society of this city, the New York Anti-Vivisection Society, the New England Anti-Vivisection Society of Boston, Animal Rescue League of Boston, "Cat's House" in London, Animal Rescue Society in Naples, Animal Rescue Society in Rome, the Animal Protection League of this city, the Anti-Cruelty Society of the Island of Madeira and the African Society of Philadelphia.

The will was contested, but was held valid by the courts.

On Columbus Day, October 12, Mr. Kennelly will offer for the Smith family 260 building lots in Babylon, L. I. The property is in Sempawam Park, fronting on Deer Park avenue, a paved thoroughfare, with water, gas and electricity, and is about five minutes' walk from the Babylon station of the Long Island Railroad and a ten minute walk from Great South Bay. The sale will be held on the premises at 2 o'clock in the afternoon.

OLD EWEN HOMESTEAD ON PROPERTY PRESENTED TO THE CITY AS A PUBLIC PARK.

Famous Westchester Acreage to Be Sold

A posthumous chapter in the history of one of New York's most interesting estates is contained in the announcement made yesterday that the executors of the estate of the late John W. Sterling had decided to split up and sell the 56 acre tract in Westchester assembled and developed by the famous lawyer during the latter years of his life. In the neighborhood of \$1,500,000 was paid on the property by Mr. Sterling, who made law his life work, philanthropy his hobby and road building his only diversion.

Mr. Sterling was a member of the law firm of Sherman & Sterling. In the course of his life he gave his acquaintances many a surprise, but the most unexpected revelation of all came after his death when it was discovered that he had estate, commonly supposed to be worth a few millions at the most, was actually found to be worth \$300,000,000, about \$20,000,000 was left by the lawyer Yale University for the erection of a group of buildings, including a State Memorial Building, Library, Chemical Laboratory, etc.

If, as some contend, hard work and intense application are the chief requisites for success, Mr. Sterling's daily routine explains the accumulation of his vast fortune. Every morning at 7:30 he was found at his desk in his office 35 Wall street, and he seldom left before the corresponding hour at night. His luncheon was a brief and frugal affair and dinner hour always found him seated at the Union League Club. On schedule he would leave the club for his home at 912 Fifth avenue.

Saturday afternoon, Sunday and all holidays he allowed himself were "out on his Westchester property" in a rolling hills back of Rye, adjoining what is now the property of the Westchester-Biltmore Country Club. Mr. Sterling would step from his car and receive from his waiting valet a pair of clothe-hangers which shielded the bottoms of his trousers, an old rakish cap

Real Estate News, Notes and Gossip

The old Hotel Churchill at the southeast corner of Broadway and Fourteenth street will probably be torn down soon as a result of a lease of the property by the United Cigar Stores Company to the Franke Development Corporation headed by Samuel Wacht which will improve the site with a two story brick terra cotta and limestone structure. The lease is for sixty-three years and was negotiated by William S. Sussman, Inc., and William S. Baker. The property, together with the United Square Theatre adjoining, was purchased at an auction by Joseph P. Day last June from the Courtland Palmer estate for \$1,450,000 by tobacco interests and later leased to the present lessors.

New Yorkers Buy Kingston Tract.

Two New York business men whose identity is not divulged, have purchased the 130 acre tract known as Greenkill Park on Roundout River, Kingston, N. Y., through Howe & Thompson from the S. D. Cockendall estate. The property was held at \$350,000. It includes a hotel, seventeen cottages, a casino and a sixty-acre farm with outbuildings. The hotel and cottages were sold furnished.

Open Big Cooperative Flat.

The new eighteen story apartment house at 290 Park avenue built by the Fred T. Ley Company from plans by Warren & Wetmore was opened Saturday under the management of Douglas L. Elliman & Co., Inc. It is cooperatively owned by fifty stock subscribers who have planned individual apartment suites. The property represents an outlay of about \$4,000,000. The ground floor will be occupied by Pierre, the restaurateur, who will open the establishment on Oct. 11.

Announce New Personnel.

Ladd & Nichols, since the recent expansion of their business and the removal of their offices in this city to 9 Madison street, announce the following personnel: Insurance, Blaine Webb, Palm Beach. The Greenwich office remains in complete charge of the Connecticut territory. The Rye office is intrusted with all business in the townships of Rye, Harrison and Port Chester, N. Y. The New York office will handle business on Long Island, New York city and the rest of Westchester county and in New York State.

Buy Sites for Two Bronx Flats.

A newly formed apartment building company headed by Simon Shapiro has purchased from the executors of the American Real Estate Company sixteen and a half lots on Bronx Park South, between Daly and Vyse avenues, for development into four flats to accommodate 200 families, from plans by Charles Kreymborg, architect. Jacob & Emil Letner were the brokers and Rosensick, Bennett & Rotkowitz, attorneys, represented the buyers.

New Flat for Upper West Side.

A nine story apartment house project for West Side is in the forecast in the purchase yesterday by Joseph P. Fiella, a builder, of a plot of 57 feet at 112-116 West Seventieth street from Mrs. Martha Kelley through Slavenson & Hobbs. The site is now covered by three old dwellings. Mr. Fiella and his syndicate of buyers have just completed an apartment house at the southeast corner of Riverside Drive and 143d street, and has been associated with Paterno Brothers in similar projects in the northern part of Manhattan.

Operator Buys Tyson Home.

Max Schneider, the operator, has purchased from Henry H. Tyson the four story dwelling at 47 West Fifty-first street, 21x100.05. The Tyson family have owned this property for nearly forty years and the house was held at about \$60,000. Herbert M. Toots represented the seller and Samuel R. Schneider the purchaser.

James H. Crilchank Purchased from William T. Morgan 235 West 126th Street near Seventh Avenue, a Three Story Dwelling 17x100, through Harry Sugarman, broker.

Everett M. Soltau Company sold for the Rafter Realty Company 43 West Fifty-sixth street, four story dwelling 25x100.

Bayes Norwood Dwellings.

Ricker-Brown Realty Co. sold to Maude Bader, a two-story dwelling on Cedarhurst. The Woodhead cottage on Leroy avenue to Samuel Levine, the Hendrickson cottage on Columbia avenue to E. Howard, the Eisenberg cottage on Roselle avenue to Joseph H. Jacobson, the Thomas J. Davis cottage on West Broadway to William L. Meisel. In Woodmere: The Stein cottage on Central avenue to Benjamin Levinson, the

Richards cottage on Weedmore Boulevard to Otto Frankel, the Craft cottage on Pine street to Nathan Rich, the Silk cottage on Neptune avenue to Alfred Rittmaster.

F. M. Crawley & Bros. leased at Montclair the Misses Lois and Corrine Smith the residence on the east side of South Mountain avenue to Frederick C. Munroe; for E. J. Dougherty his residence on the west side of Upper Mountain avenue to C. B. Waterman, for Mrs. Ethel P. Farmer her residence on the east side of High street to Walter Kretsch, for Oscar D. Duncan his residence on the north side of Melrose place to J. C. Root of Chicago, for Stanley Woodward the residence on the north side of Warren place to Don D. Davis, for Col. L. W. Manton his residence on the east side of Prospect avenue to Howard M. Henderson.

5TH AVENUE ZONE LAW INDORSED

City Plan Committee Would Limit Height of Apartments to 75 Feet.

The unanimous approval of the proposed zoning law amendment by the city plan committee of the Board of Estimate at its meeting last Wednesday gave rise to the prediction that real estate and building circles that the city will create within the next few weeks an entirely new building zone on Fifth avenue, wherein buildings will be limited to a height of seventy-five feet. This would be an absolute bar to the erection of tall apartment houses.

The proposed restricted area embraces the residential section of the avenue from the intersection of the avenue with Sixtieth to Ninety-sixth street, opposite Central Park, and extends eastward to 100 feet west of Madison avenue. In this stretch of the residential structures there are only thirty-eight apartment houses and only eight of the latter are higher than the seventy-five foot limit which is to be set for future construction.

The action of the city plan committee, taken at the conclusion of a public hearing at the City Hall, gives hope for the successful conclusion of the long, hard fight waged by the Fifth Avenue Association to prevent big multi-family structures from flanking "Millionaires Row." Real estate men have been widely interested in the district and some of them insist that the multi-family house is not out of place on the avenue, there are many others who believe that their exclusion will have a beneficial effect upon the property values in the newly restricted area. In his report Borough President Henry Curran of Manhattan, a member of the city plan committee, said in part:

"The upper Fifth avenue section being well established as a private residence section, it would seem that its continuation as such should be assured. There is, apparently, stagnation in the development of this district. This is claimed to be due to the lack of assurance against the invasion of apartment houses. It is such assurance that the owners of private residences are seeking."

"The erection of apartment houses in this district gives little, if any, relief to the housing situation. The people who can afford to pay the rents are well able to own their own houses, and those who are not in need of homes are unable to pay the rents for apartments in this section."

"There is only one Fifth avenue in the world. It is second only to New York city itself. It obtained its reputation from the character of its residences and churches and not from its apartment houses. This reputation is an asset to the whole city and everything should be done to preserve it."

65 LOTS IN MASPETH TO GO UNDER HAMMER

In the rapidly growing unrestricted section of Maspeth, Queens, the Jen Johnson, Jr., Company, auctioneers, will sell at public auction on Saturday, October 15, sixty-five factory and residential sites on Cedarhurst (old Flushing avenue), Garfield and Furman avenues and Milton street. The lots are near the plants of the General Electric Company, the Vulcan Rail and Construction Company, the Wiley Company and other large manufacturing concerns.

The Grand street trolley passes the property, and it is about twenty minutes from the Manhattan side of the Williamsburg Bridge. The Flushing avenue and Metropolitan avenue trolley lines are near by. Grand and "Old" Flushing avenues are established thoroughfares. The Milton street, Garfield and Furman avenues have been added to the city and are on grade, with water mains, sidewalks, etc., installed. The lots may be sold in twenty-four equal monthly installments, or on all purchases of \$1,000 or more 60 per cent. may remain on mortgage.